



## **Request for City Council Committee Action from the Department of Community Planning & Economic Development**

Date: July 16, 2015

To: Council Member Lisa Bender, Chair, Zoning & Planning Committee and Members of the Committee

Referral to: Zoning & Planning Committee

**Subject:** Appeal of the Zoning Board of Adjustment decision to approve a variance to reduce the minimum parking requirement for the property located at 1300 Quincy Street Northeast (the main entrance is addressed as 1230 Quincy Street Northeast) to allow a performing or visual arts school.

**Recommendation:** The following action was taken by the Zoning Board of Adjustment on June 11, 2015:

### **1. 1300 Quincy Street Northeast, Ward 1** **Staff report by [Janelle Widmeier](#), BZZ-7169**

The Department of Community Planning and Economic Development recommends that the Zoning Board of Adjustment adopt staff findings for the application(s) by Duende Dance Studio for the property located at 1300 Quincy Street Northeast (the main entrance is addressed as 1230 Quincy Street Northeast):

#### **A. Variance to reduce the minimum parking requirement.**

Action: The Zoning Board of Adjustment adopted staff findings and **approved** the application for a variance to reduce the minimum parking requirement from 46 spaces to 0 spaces, based on the amendments to findings 2 and 3:

1. This is a reasonable use given its proximity to transit corridors.
2. The availability of the public parking spaces.
3. The addition of the bike spaces.
4. It's an area that is transitioning away from industrial uses to more commercial and residential uses.

And, subject to the following conditions:

1. At least 11 bicycle parking spaces shall be provided that comply with the standards of section 541.280 of the zoning code.

**Absent:** Cahill, Saufley

**Aye:** Drescher, Finlayson, Johannessen, Sandberg, Thompson

**Nay:** Ogiba

**Motion passed**

**Ward: 1**

Prepared by: Janelle Widmeier, Senior City Planner

Approved by: Jason Wittenberg, Planning Manager and Steve Poor, Interim Development Services Director

Presenters in Committee: Janelle Widmeier, Senior City Planner (612-673-3156)

**Community Impact**

- Neighborhood Notification: The Logan Park Neighborhood Association was notified of the application.
- City Goals: See staff report
- Comprehensive Plan: See staff report
- Zoning Code: See staff report
- End of 60/120-day decision period: On June 22, 2015, staff sent a letter to the applicant extending the 60-day decision period to no later than September 17, 2015.

**Supporting Information**

On June 22, 2015, Hillcrest Development LLLP, on behalf of 807 Broadway Revival LLC, filed an appeal of the decision of the Zoning Board of Adjustment decision to approve a variance to reduce the minimum parking requirement for the property located at 1300 Quincy Street Northeast to allow a performing or visual arts school. Their reason for appeal is attached to this report.